

## KNOW ALL MEN BY THESE PRESENTS

That I, William E. Dwyer

of Hadley Hampshire County, Massachusetts,

~~being unmarried~~, for consideration paid, grant to Thomas L. Niedbala

of Hadley, said County

an undivided one-fourth ( $\frac{1}{4}$ ) interest

with quitclaim covenants

the land in Amherst, Massachusetts, lying westerly of Sunset Avenue, and more particularly bounded and described as follows:

[Description and encumbrances, if any]

Beginning at an iron pipe in the westerly sideline of Sunset Avenue, said pipe marking the line between land of the grantor herein, Victor L. Butterfield, and land of Ralph J. and Edna K. Watts; thence S. 70° 39' 20" W. a distance of Three hundred two and ninety hundredths (302.90) feet to an iron pipe; thence S. 8° 32' 02" E. a distance of One hundred eleven and twenty hundredths (111.20) feet to a granite stone bound, the last two courses being along land of said Watts; thence S. 12° 38' 35" E. partly along land of Chong W. and May S. Lee and partly along land of R. Irene Gronner a distance of Two hundred and eighty-five hundredths (200.85) feet to an iron pipe; thence S. 70° 46' 40" W. partly along land of Corporation of the Presiding Bishop of the Church of Jesus Christ Latter Day Saints and partly along land of J. Harold Smith a distance of Eight hundred nine and seventy-seven hundredths (809.77) feet to an iron pipe; thence N. 0° 57' 30" W. along land of the Commonwealth of Massachusetts, University of Massachusetts a distance of Three hundred thirty-one and sixty-nine hundredths (331.69) feet to an iron pipe; thence N. 70° 12' 39" E. along other land of said Commonwealth a distance of Seven hundred sixteen and three hundredths (716.03) feet to an iron pipe; thence N. 71° 33' 54" E. a distance of One hundred ninety-eight and twenty-five hundredths (198.25) feet to an iron pipe; thence N. 70° 46' 35" E. a distance of One hundred thirty-eight and nine hundredths (138.09) feet to an iron pipe, the last two courses being along land of Donald D. and Steffi A. Duane; thence S. 19° 28' 44" E. along the westerly sideline of Sunset Avenue a distance of Nine and ninety-one hundredths (9.91) feet to the point of beginning and containing 5.761 acres.

Conveyed also at this time is the right of ingress and egress over a piece of land 50.00 feet wide extending along the easterly line of land of said Church of Latter Day Saints, and all rights of the grantor herein over a parcel of land 50.00 feet wide extending along the southerly line of land of Mass. Kappa Corp. of Sigma Alpha Epsilon.

The parcel described above is conveyed subject to a right of way to said Watts, and to all rights of others in two proposed roads as shown on a plan in Plan Book 2 at Page 21.

The parcel described above is land conveyed to Victor L. Butterfield by deed recorded in Book 998, Page 421 and is more completely shown on a plan entitled "Land in Amherst, Mass. Surveyed for Ed Conklin" by Gordon E. Ainsworth & Associates, Inc., dated December 13, 1969 and recorded in Hampshire County Registry of Deeds. See Book 1565, Page 330 and deed from August Woickowski et ux. to William E. Dwyer to be recorded.

Subject to a prior mortgage to The Northampton Co-operative Bank, dated January 6, 1970, recorded in said Registry, Book 1565 Page 332.

There is no monetary consideration for this deed.

(\*Individual—Joint Tenants—Tenants in Common—Tenants by the Entirety.)

Thomas L. Niedbala  
46 West Street  
Hadley, Massachusetts 01035

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 381 OF 1967  
Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

SEE  
BOOK 5235  
PAGE 159

1565-482

~~Notary Public~~  
~~State of Massachusetts~~

~~Notary Public~~  
~~State of Massachusetts~~

Witness my hand and seal this 10th day of January 1970



*William E. Dwyer*  
William E. Dwyer

The Commonwealth of Massachusetts

Hampshire, ss.

January 10th

1970

Then personally appeared the above named

William E. Dwyer

and acknowledged the foregoing instrument to be his free act and deed, before me

*Annette O. Dwyer*  
Notary Public - ~~State of Massachusetts~~

My Commission Expires *March 15*, 1971

January 12, 1970 at 3 O'clock & 44 mins. P.M. Rec'd, Ent'd, & Exam'd.